

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gwinnett County

State: GA

PJ's Total HOME Allocation Received: \$10,599,092

PJ's Size Grouping*: B

PJ Since (FY): 2000

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	93.76 %	96.53 %	8	94.94 %	43	41	
% of Funds Disbursed	89.83 %	84.35 %	4	84.35 %	68	67	
Leveraging Ratio for Rental Activities	16.67	3.6	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	15.07 %	75.30 %	10	81.38 %	2	2	
% of Completed CHDO Disbursements to All CHDO Reservations***	24.05 %	49.60 %	9	68.05 %	3	5	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.25 %	66.03 %	4	79.65 %	43	42	
% of 0-30% AMI Renters to All Renters***	12.50 %	32.59 %	10	44.76 %	4	5	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	91.09 %	1	94.31 %	100	100	
Overall Ranking:			In State:	10 / 10	Nationally:	4 8	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$48,722	\$12,819		\$25,245	16 Units	7.00 %	
Homebuyer Unit	\$11,252	\$16,316		\$14,395	180 Units	79.30 %	
Homeowner-Rehab Unit	\$31,053	\$27,844		\$20,186	31 Units	13.70 %	
TBRA Unit	\$0	\$1,478		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gwinnett County GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$860,697	\$113,106	\$31,053
State:*	\$49,171	\$63,608	\$28,725
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	25.0	35.6	35.5	0.0
Black/African American:	62.5	48.9	64.5	0.0
Asian:	0.0	2.8	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	3.3	0.0	0.0
Black/African American and White:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	12.5	7.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	43.8	16.1	22.6	0.0
2 Persons:	6.3	21.7	32.3	0.0
3 Persons:	31.3	25.6	12.9	0.0
4 Persons:	18.8	18.3	16.1	0.0
5 Persons:	0.0	11.7	6.5	0.0
6 Persons:	0.0	3.3	3.2	0.0
7 Persons:	0.0	2.2	3.2	0.0
8 or more Persons:	0.0	1.1	3.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.0	20.6	9.7	0.0
Elderly:	31.3	1.7	25.8	0.0
Related/Single Parent:	12.5	50.6	41.9	0.0
Related/Two Parent:	18.8	23.3	16.1	0.0
Other:	12.5	3.9	6.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gwinnett County

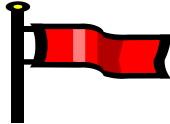
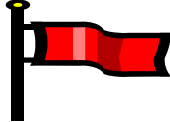
State: GA

Group Rank: 4
(Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 8
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	15.07	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	24.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

